



CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: September 12, 2006

TO: Mayor and Councilmembers
Chairperson and Boardmembers

FROM: Engineering Division, Public Works Department
Housing and Redevelopment Division, Community Development
Department

SUBJECT: Contract For Construction For Chapala Intersection Improvements

RECOMMENDATION:

- A. That the Agency Board allocate \$158,300 from the Redevelopment Agency Project Contingency Fund to the Chapala Street Improvement Project for construction of the Chapala Intersection Improvements;
- B. That Council award and authorize the Public Works Director to execute a contract with Granite Construction Company, in their low bid amount of \$737,966.20, for construction of the Chapala Intersection Improvements at De La Guerra & Gutierrez Streets, Bid No. 3480;
- C. That Council authorize the Public Works Director to approve expenditures up to \$73,800 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment; and
- D. That Council authorize the Public Works Director to execute a contract with Penfield and Smith Engineers for the construction phase design services in an amount not to exceed \$19,275; and authorize the Public Works Director to approve expenditures up to \$1,928 for extra services that may result from necessary changes in the scope of work.

BACKGROUND:

On December 14, 2004, the City Council adopted the Chapala Street Streetscape Design Guidelines (Guidelines), which apply to new construction projects on Chapala Street between Carrillo Street and the 101 Freeway. These Guidelines assist developers, merchants, City staff and various design boards in improving street frontages along this section of Chapala Street. There are currently two major development projects under

REVIEWED BY: _____ Finance

 Attorney

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construction on Chapala Street that received approvals prior to the adoption of the Guidelines. Understanding the benefit of the Guidelines, these development projects voluntarily agreed to comply with the Guidelines. The development projects include the Chapala One project (401 Chapala), which is a mixed use project with 46 condominiums, and the Paseo Chapala project (721 Chapala), also a mixed use project with 29 condominiums. These developments were required to improve portions of the Chapala intersections at De La Guerra and Gutierrez Streets, not the entire intersections. The attachments show the breakdown of responsibility regarding the physical improvements to be constructed at the two intersections.

In order to significantly enhance the safety, functionality, and aesthetics of the intersections at both De La Guerra and Gutierrez Streets as per the Guidelines, the RDA authorized funding in the amount of \$835,000 at the RDA Special Meeting of January 27, 2005, to complete the intersection improvements that were not obligations of the developers of these two projects. At the Special Meeting of January 27, 2005, the RDA also created a RDA Project Contingency Fund to fund project cost increases that could occur. The Contingency Fund currently has a balance of approximately \$1.3 million. It should be noted that in the 18 months since the initial funding authorization, construction and material costs have increased significantly. These cost increases have been reflected in recent construction bids received by the City.

On June 21, 2005, the RDA Board approved a contract with Penfield and Smith Engineering in the amount of \$123,922 for design and engineering services for the intersection improvements. One component of the engineering services provided by Penfield and Smith was a cost estimate. Upon receipt of the cost estimate, staff realized that the initial project cost estimate of \$835,000 (which included design, construction and construction management) would be low and that staff would need to request additional funding from the RDA Project Contingency Fund. Staff waited to receive the bid for the intersection improvements in order to know how much to request from the Project Contingency Fund. That bid has now been received.

DISCUSSION:

PROJECT DESCRIPTION

This project consists of sidewalk improvements, including bulbouts, at the intersections of Chapala Street at Gutierrez Street and at De La Guerra Street (see attachments). The bulbouts will include concrete coloration and scoring as detailed in the Chapala Street Streetscape Design Guidelines. In addition to the ADA accessible ramps, the bulbouts will enhance pedestrian mobility and safety by reducing crosswalk distances at the intersections. The crosswalks, leading from the bulbouts across the street, will be constructed of attractive brick pavers in a herringbone pattern. In addition, landscape improvements, including trees, ground cover and minor shrubs, will be included in a manner consistent with the Chapala Street Streetscape Design Guidelines.

CONTRACT BIDS

One bid was received for the subject work:

BIDDER	BID AMOUNT
Granite Construction Co. Watsonville, CA	\$737,966.20

The bid submitted by Granite Construction Company, is an acceptable bid that is responsive to and meets the requirements of the bid specifications. The bid received was \$737,966.20, which is \$14,033.80, or 2%, under the engineer's estimate of \$752,000. The change order funding recommendation of 10%, or \$73,800, is typical for this type of work and size of project.

CONSTRUCTION PHASE CONTRACT SERVICES

Staff recommends that Council authorize the Public Works Director to execute a contract with Penfield and Smith Engineers in the amount of \$19,275 for construction support, plus an additional \$1,928 for extra services. Penfield and Smith is on the City's Prequalified Engineering Services list, designed the improvements, and is experienced in this type of work.

TOTAL PROJECT COST

Design by Contract (already funded)	84,748.00
Design by City staff (already funded)	20,541.00
Construction Contract	737,966.20
Construction Change Order Allowance	73,800.00
Construction Management/Inspection (by Contract & City staff)	76,244.80
TOTAL	\$ 993,300.00

FUNDING

As previously stated, initial funding for the intersection improvements in the amount of \$835,000 was authorized at the RDA Special Meeting of January 27, 2005. Since that time, funds have been expended for the design and engineering services of Penfield and Smith and City staff. With the addition of \$158,300 from the RDA Project Contingency Fund, there are sufficient funds in the Chapala Street Improvement Project Fund to cover the cost of this project, which will result in significant safety, infrastructure, and aesthetic improvements to Chapala Street.

The following summarizes the expenditures for construction of the intersection improvements:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Const. Mgmt.	Total
Chapala Improvements	737,966.20	73,800	76,244.80	\$ 888,011

ATTACHMENTS: 1. Gutierrez and Chapala Streets Intersection
2. De la Guerra and Chapala Streets Intersection

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APPROVED BY: City Administrator's Office